


property details **approval form**

16 Rider Close, Devizes, Wiltshire, SN10 2RP

Date: 18 December 2025

Property Ref and Version: DVZ107059 - 0003



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL

T 01380 729900 **E** devizes@allenandharris.co.uk

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>> **price**

guide price £240,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Two Bed End of Terrace
- > Popular Residential Area
- > Front & Rear Garden
- > 2x Allocated Parking Spaces
- > NO ONWARD CHAIN
- > EPC Rating: D

>> **short description**

Attractive two-bed end of terrace in popular Devizes location. Features lounge/diner with wood burner, kitchen, conservatory, two spacious bedrooms and bathroom. Enjoy front and rear gardens plus 2x allocated parking spaces, all within easy reach of town amenities.

>> **long description**

Nestled within a sought-after residential area of the charming market town of Devizes, this attractive two-bedroom end of terrace home offers comfortable living with a versatile layout. The property features a welcoming lounge/diner, a well-appointed kitchen, and a bright conservatory that provides additional living space and a pleasant outlook over the garden. Upstairs, there are two generously sized bedrooms and a modern bathroom.

Externally, the home benefits from both front and rear gardens, ideal for outdoor relaxation or entertaining, along with the convenience of 2x allocated parking spaces. Perfectly positioned for access to local amenities, schools, and transport links, this property makes an excellent choice for first-time buyers, small families, or those seeking a well-located home in Devizes.

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>> **directions**

Head northwest on Northgate St

At the roundabout, take the 2nd exit onto New Park St/A361

At the roundabout, take the 1st exit onto Commercial Rd/A361

Go through 1 roundabout

At the roundabout, take the 1st exit onto Estcourt St/A361

Go through 1 roundabout

At the roundabout, take the 2nd exit onto London Rd/A361

Go through 1 roundabout

At the roundabout, take the 4th exit onto Horton Ave

At the roundabout, take the 1st exit onto Davies Dr

Turn left onto Rider Cl

>> **Agent Note**

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>> room description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entrance to this spacious two bed end of terrace property situated in a sought after residential area within the popular Wiltshire market town of Devizes is via the front door leading into the entrance hall which comprises : stairs leading to the first floor, laminate flooring and an electric heater.

Lounge

13' 11" x 12' 1" (4.24m x 3.68m)

Good sized lounge with ample space for lounge furniture, log burner, window to the front aspect and under stairs storage.

Dining Area

7' 10" x 7' 10" (2.39m x 2.39m)

Space for dining table and chairs, door leading to the conservatory and an electric heater.

Conservatory

12' 1" x 8' 1" (3.68m x 2.46m)

Double doors leading to the rear garden and laminate flooring.

Kitchen

7' 2" x 7' 10" (2.18m x 2.39m)

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink/drainers with mixer tap. Plumbing for washing machine, space for slot in cooker with extractor fan over, space for fridge/freezer. Window to the conservatory and laminate flooring.

Landing

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>> **room description**

Stairs from the entrance hall and doors leading to both bedrooms and family bathroom.

Bedroom One

13' 2" max x 10' 9" (4.01m max x 3.28m)

Good sized bedroom with two windows to the front aspect, cupboard in bulk head over stairs, built in double wardrobe and television aerial point.

Bedroom Two

11' 4" max x 8' 11" max (3.45m max x 2.72m max)

Another good sized bedroom situated to the rear of the property with a window overlooking the garden, built in wardrobe, loft access and an electric radiator.

Bathroom

7' 10" max x 6' 1" (2.39m max x 1.85m)

Family bathroom comprising a low level w/c, wash hand basin with storage cupboard below and bath with shower over. Airing cupboard with storage space, laminate flooring and a wall mounted electric heater.

Front Garden

Pathway leading to the front door, with a selection of flowers and shrubs.

Rear Garden

Enclosed by panel fencing with a patio area to the fore with the remainder laid to lawn. Side gate leading to the parking area, shed and log store.

Parking

Allocated parking space for two vehicles at the rear of the property.

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>> **property images**



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>> **floor plan**

>> **approval**

	Signature	Date
Rebecca Jones		
Mr & Mrs Robbins		